



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 1, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEMBERS MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER DOUG SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:04)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

ABEYANCE ITEM - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a news/sundry stand at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$4,800 minimum first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount: \$4,800 min. 1st yr. revenue

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: Transportations Svs/Misc. Rentals

PURPOSE/BACKGROUND:

This Lease is for apx. 350 sq. ft. for the sale of reading material, snack foods, tobacco products, & various sundry items. The initial term is for 5 yrs. w/an additional 5-yr. option. 1st yr. rent \$400/month or 5% of gross rev. on news stand & 10% on sundry stand, whichever is greater (1st yr. rev. min.=\$4,800). 2nd-5th yr. rent increases to \$500/month or 6% of gross rev. on news stand & 10% on sundry stand, whichever is greater (annual rev. min.=\$6,000). 6th-10th yr. rent increases to \$1,000/month or 8% of gross revenue on news stand & 12% of sundry stand, annual rev. min.=\$12,000.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (news/sundry stand)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested that the Committee consider related Items 1 through 4 together.

REAL ESTATE COMMITTEE MEETING OF APRIL 1, 2002

Public Works

Item 1 - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a news/sundry stand at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$4,800 minimum first year revenue - Transportation Services - Miscellaneous Rentals)

MINUTES – Continued:

He then explained that the four lease agreements are for the Downtown Transportation Center (DTC). Through the assistance of DAN HYDE, Manager, DTC, the Real Estate and Asset Management staff was able to negotiate the four leases. The square footage being leased out is half as much as the square footage currently being leased to McDonald's, yet the revenue to the City will be twice as much. Separate contracts were negotiated, in case any of the four vendors is not successful, and each can be cancelled separately.

COUNCILMAN MACK questioned the terms of the percentage rents, as well as the process for auditing the fees. MR. ROARK answered that staff negotiated a rent with both a minimum flat rate and a rate based on a percentage of revenue. It is anticipated that the percentage rate will be three to four times greater than the minimum flat rate. A monthly report on the gross revenues will be submitted to staff, and staff also has the ability to audit the records as necessary.

COUNCILMAN WEEKLY asked if any discussions were held with representatives of the Blind Center and whether the City is tied to an agreement with the Blind Center for vending services. MR. ROARK replied that there is no agreement. He made contact with the Bureau of the Blind after negotiations commenced to advise them that an offer was received. At that time, the opportunity was given, via correspondence, to match the offer that was made to the City. However, the Bureau of the Blind indicated that they could not match the offer and that they did not want to pay to lease. Subsequently, ASSISTANT CITY ATTORNEY JOHN REDLEIN received a letter from the Bureau of the Blind requesting that they be given until 3/29/2002 to respond. The Bureau of the Blind has not made any contact since then.

At the request of COUNCILMAN WEEKLY, MR. ROARK described some of the terms of the agreement. The City may terminate the contracts with no obligation to the vendors with a 120-day notice, in case the City should decide to do something else with the DTC.

COUNCILMAN MACK asked when McDonald's lease would expire. MR. ROARK indicated that that lease is in the middle. It was negotiated in 1993 or 1994.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:04 – 3:11)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

ABEYANCE ITEM - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for an automatic teller machine (ATM) at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$6,000 minimum first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount: \$6,000 min. 1st yr. revenue

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source: Transportations Svs/Misc. Rentals

PURPOSE/BACKGROUND:

This Lease is for apx. 50 sq. ft. for the placement of an ATM machine. The initial term is for 5 yrs. w/an additional 5-yr. option. Initial monthly rent is \$500 or 25% of net sales, whichever is greater (1st yr. rev. min.=\$6,000). 2nd-5th yr. rent increases to \$650 monthly or 30% of net sales, whichever is greater (annual rev. min.=\$7,800); 6th-10th yr. rent increases to \$1,200 monthly or 30% of net sales, annual rev. min.=\$14,400.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (ATM)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

No one appeared in opposition.

See related Item 1 for discussion.

(3:04 – 3:11)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

ABEYANCE ITEM - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a storage area at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$3,600 first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount: \$3,600 1st yr. revenue

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: Transportations Svs/Misc. Rentals

PURPOSE/BACKGROUND:

This Lease is for apx. 600 sq. ft. for storage of newspapers, magazines, candy, snack food, tobacco products and various other sundry items. The initial term is for 5 yrs. w/an additional 5-yr. option. 1st yr. rent \$300/month. 2nd yr. rent \$400/month (\$4,800 annually); 3rd - 5th yr. rent \$500/month (\$6,000 annually). 6th - 10th yr. rent increases to \$1,000/month (\$12,000 annually).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (storage area)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

No one appeared in opposition.

See related Item 1 for discussion.

(3:04 – 3:11)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

ABEYANCE ITEM - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Nevada Hospitality Service, LLC, (NHS) for a food cart at the Downtown Transportation Center (DTC) located at 300 North Casino Center Boulevard (\$7,800 minimum first year revenue - Transportation Services - Miscellaneous Rentals) - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount: \$7,800 min. 1st yr. revenue

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source: Transportations Svs/Misc. Rentals

PURPOSE/BACKGROUND:

This Lease is for apx. 250 sq. ft. of space located apx. 30' outside the DTC to the east for selling hot dogs, coffee, soft drinks, pretzels, chips and various snack and non-alcoholic beverage items. The initial term is for 5 yrs. w/an additional 5-yr. option. Rent for initial term is \$650/month or 5.5% of gross revenue, whichever is greater (annual min. rev. = \$7,800). 6th-10th yr. rent increases to \$1,200 monthly or 8% of gross revenue, whichever is greater (annual min. rev = \$14,400).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement (food cart)

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Items 1 through 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

No one appeared in opposition.

See related Item 1 for discussion.

(3:04 – 3:11)

AGENDA SUMMARY PAGE
REAL ESTATE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding Memorandum of Understanding (MOU) 2002-3 with Mountain Ridge Little League (MRLL) for field modifications at Mountain Ridge Park, 7151 Oso Blanca Road - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

MRLL requested permission for field modifications at Mountain Ridge Park (add flex-a-clay to: pitching mounds, batters boxes & bull pen areas, install wind screens for shade protection on dugouts, put lock boxes in bull pen areas for storage & install electronic scoreboards). MRLL is the association with field programming rights at the park through the Department of Leisure Services. The MOU details modifications & outlines responsibilities of MRLL. The modifications will be beneficial to the participants of the league & have been reviewed by Parks Maintenance Manager.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

MOU 2002-3

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that the matter involves a Memorandum of Understanding that staff arranged with Mountain Ridge Little League to allow them to add some baseball facilities. The League will also be responsible for the maintenance of the added facilities. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 1, 2002

Public Works

Item 5 - Discussion and possible action regarding Memorandum of Understanding (MOU) 2002-3 with Mountain Ridge Little League (MRLL) for field modifications at Mountain Ridge Park, 7151 Oso Blanca Road

MINUTES – Continued:

TAMMY CLARK, 3608 Depew Circle, President, Mountain Ridge Little League, was present.

COUNCILMAN MACK requested that MS. CLARK confer with MR. ROARK after the meeting regarding the issue with the door.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:11 – 3:13)

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AGENDA SUMMARY PAGE
REAL ESTATE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement with the Urban Chamber of Commerce for 1,600 square feet of retail space in the City-owned portion of Nucleus Plaza, located at 1048 West Owens Avenue - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 3/7/01, Council approved staff entering into negotiations with the Urban Chamber of Commerce for a new Lease Agreement. Urban Chamber has occupied 1,600 square feet of retail space at Nucleus Plaza since January 1, 1980. They currently conduct their non-profit venture, which supports and encourages the local business community emphasizing African-American owned business. The new Lease Agreement will help them to continue to provide their services to the community.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that the City has had an agreement with the Urban Chamber of Commerce since the 1980s. This agreement is for a period of six months, after which the agreement will run from month to month. The agreement includes a 30-day notification of termination clause. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 1, 2002

Public Works

Item 6 - Discussion and possible action regarding a Lease Agreement with the Urban Chamber of Commerce for 1,600 square feet of retail space in the City-owned portion of Nucleus Plaza, located at 1048 West Owens Avenue

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:14)

1-273

AGENDA SUMMARY PAGE
REAL ESTATE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to submit an application to the Bureau of Land Management (BLM) for 25 acres of land identified as Parcel Numbers 137-12-401-001 and -012, located on the northeast corner of Cheyenne Avenue and Puli Drive for a public park (\$100 - Public Works/Real Estate/Rental of Land) - Ward 4 (Brown)

Fiscal Impact☐**No Impact****Amount: \$100**☒**Budget Funds Available****Dept./Division: Public Works/Real Estate**☐**Augmentation Required****Funding Source: PW Real Estate/Rental of Land****PURPOSE/BACKGROUND:**

In an effort to meet the growing demands of our citizens for recreational facilities, City staff desires to make application for the subject land to be used for a public park.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Application

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested approval of this subject application submitted on behalf of the Planning Department for the reorganization of the trails in the area that are going to be affected by the expansion of the road alignments. Although the land has been squared off and is being called a park, the 25-acre piece will be used toward the trails. Staff recommends approval.

No one appeared in opposition.

REAL ESTATE COMMITTEE MEETING OF APRIL 1, 2002

Public Works

Item 7 - Discussion and possible action authorizing staff to submit an application to the Bureau of Land Management (BLM) for 25 acres of land identified as Parcel Numbers 137-12-401-001 and -012, located on the northeast corner of Cheyenne Avenue and Puli Drive for a public park (\$100 - Public Works/Real Estate/Rental of Land)

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:15)

1-305

AGENDA SUMMARY PAGE
REAL ESTATE MEETING OF: APRIL 1, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to submit an application to the Bureau of Land Management (BLM) for 20 acres of land identified as Parcel Number 137-12-101-008, located on the southeast corner of Bradshaw Road and Puli Drive for a public park (\$100 - Public Works/Real Estate/Rental of Land) - Ward 4 (Brown)

Fiscal Impact

☐

No Impact

Amount: \$100

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Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW Real Estate/Rental of Land

PURPOSE/BACKGROUND:

In an effort to meet the growing demands of our citizens for recreational facilities, City staff desires to make application for the subject land to be used for a public park.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Application

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, said that this matter also involves the trails situation. The Planning Department has requested that application be made for three acres, which was increased to 20 acres to keep the parcel whole, to assist in the reorganization of the trails that are being affected by the new road alignments.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:15 – 3:17)

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 1, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

THE MEETING ADJOURNED AT 3:17 P.M.

Respectfully submitted: _____
GABRIELA PORTILLO BRENNER
April 1, 2002